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Minutes
WASHINGTON CITY PLANNING COMMISSION
September 4, 2013

Present: Commissioner Schofield, Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Mortensen, Commissioner Papa, Attorney Jeff Starkey, Councilman Staheli, Drew Ellerman, Kathy Spring, Mike Shaw, Paul Blackmore, Riley Richardson, Colleen Kleburits, Larry Klebusits, Lindsay Barden, William Riesbeck, Brandee Walker, Craig Hopkinson, Calvin Tanner, Julie Tanner, Arthur Paxman, Lynda Paxman, Gretcheo Peschke, John Peschke, David Houston, Sherrie Reeder.

Meeting called to order: 5:37 PM

Invocation: Commissioner Shepherd

Pledge of Allegiance: Commissioner Mortensen

Commissioner Schofield welcomes the new Planning Commissioner Rex Papa. He will take Commissioner Averett position and term.

1. **APPROVAL OF AGENDA**

A. Approval of the agenda for September 4, 2013.

Commissioner Smith motioned to approve the agenda for September 4, 2013.

Commissioner Williams seconded the motion.

Motion passed unanimously.

2. **APPROVAL OF MINUTES**

A. Approval of the minutes from August 21, 2013.

Commissioner Shepherd motioned to approve the minutes from August 21, 2013.

Commissioner Williams seconded the motion.

Motion passed unanimously.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **CONDITIONAL USE PERMIT**

A. Public Hearing to consider approval of a Conditional Use Permit C-13-15 requesting reduction on the side yard setbacks located at 1600 South Quarter Horse Dr. Applicant: Taylor Made Fencing, Barbara Button

Background

Drew Ellerman stated the applicant is requesting approval of a Conditional Use Permit for a reduction in the side yard setback on the interior lot line, from the required ten foot (10') to a five foot (5') setback. The project is located at approximately 1600 South Quarter Horse Drive. The applicant is wishing to develop their business, with associated building, on this property.

The new office/storage building will be required to meet the standards as outlined in the city adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for the reduced setback.

Recommendation

Staff recommends that the Planning Commission approve C-13-15, allowing for a reduction of the side yard setback, as shown in the applicant's exhibit, to five feet (5'), based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. All site improvements shall meet the requirements of City and State adopted codes.
2. All construction on the site will be in accordance with the adopted building and fire codes of the city.
3. Grading permit needs to be applied for and issued prior to construction beginning.
4. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Smith motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Commissioner Shepherd asked for clarification on the exhibit and if the dark area is the building.

Mr. Ellerman replied it is the building.

Commissioner Shepherd asked if it is mostly storage.

Mr. Ellerman stated office on the bottom and storage on top.

Commissioner Papa asked for clarification that the request is for the setback.

Mr. Ellerman clarified on the exhibit that it is for 5 feet.

Commissioner Williams asked where is Jarl Klungervik property located.

Commissioner Shepherd asked if Mr. Klungervik had any opposition to this.

Mr. Ellerman replied that he is to the south he came in to request relief on setbacks but his project was for storage.

Commissioner Papa asked if additional access would be required.

Mr. Ellerman replied no. There wouldn't be a need for additional access; also it would help with the weeds.

Commissioner Smith motioned to approve the conditional use permit C-13-15 for reduction on the side yard setbacks from 10 feet to 5 feet.

Commissioner Williams seconded the motion.

Motion passed unanimously.

5. GENERAL PLAN AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment G-13-07 request to change from VLD (Very Low Density) to LD (Low Density) located at approximately 1000 East 4100 South.
Applicant: Walt Plumb

Background

Drew Ellerman stated the applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 1000 East 4100 South. The requested area covers 6.83 acres. The current Land Use designation is Very Low Density Residential (VLD). The applicant is seeking approval to have the Land Use designation changed to the Low Density Residential (LD) designation as outlined in the General Plan.

The applicant is wishing to amend this parcel, in hopes to add it into his project that borders on the north boundary. That particular project, was earlier this year approved for a general plan amendment exactly like this request.

Recommendation

Staff recommends that the Planning Commission recommend approval of G-13-07 to amend the General Plan Land Use Map as outlined above and shown on the exhibit attached hereto, to the City Council.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Papa motioned to close the public hearing.

Commissioner Smith seconded the motion.

Motion passed unanimously.

Commissioner Shepherd motioned to recommend approval for G-13-07 to City Council with the recommendation of staff.

Commissioner Williams seconded the motion.

Motion passed unanimously.

6. ZONE CHANGE

- A. Public Hearing for consideration and recommendation to City Council for a Zone Change Z-13-09 to change from RA-2 (Residential Agriculture) to R-1-6 (Single Family Residential minimum 6,000 sq foot lots) located at approximately 200 East 400 South. Applicant: Riley Richardson

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 1.67 acres, located approximately at 200 East 400 South. The requested change is from the current zoning of Residential-Agricultural / Two acre min. (RA-2) to a proposed Single-family Residential - 6,000 square feet min. (R-1-6) zoning designation.

The General Plan Land Use Map designation for this location is Medium Density Residential (MD) which allows for zoning districts of R-1-6 and R-2. The surrounding zoning districts are R-1-6 to the south and west, Mobile Home to the north and PUD to the east.

The applicant is wishing to purchase and rezone this particular area to R-1-6 in hopes of developing the parcel into an eight lot minor subdivision. The parcel is currently vacant and a weed patch that has been an eyesore for quite some time now.

Staff has reviewed the proposed zone change and finds it fitting with the General Plan designation for this area and feels the request would be very compatible for the area.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-13-09, for the zone change request from Residential / Agricultural - Two acre min. (RA-2) to a new Single-family Residential - 6,000 square feet min. (R-1-6), to the City Council, based on the following findings:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning will be compatible with surrounding developments.
3. That the utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Schofield asked for clarification on the access.

Mr. Ellerman stated from 200 East even though it isn't developed out yet, he referred to the exhibit. There is a potential land exchange to square up the back yard and access off of 100 East because they would have to improve the road from 200 East. The access to the dog park is through the mobile home park, which is a city 50-foot right of way.

Commissioner Schofield asked why the developer has to improve the road on 200 East when the dog park is already there and the city owns the 50 foot right of way, shouldn't it be improved already?

Mr. Ellerman stated there is going to be a main access off of 100 East and secondary access for a private road off of 200 East. The private drive would be 34 feet. Two accesses are going to be required.

Commissioner Papa asked if the 100 East is allowed they wouldn't have to do the improvements and that is the benefit to them.

Mr. Ellerman replied they would have to improve up to their property line.

Commissioner Shepherd asked why is it a benefit for 100 East.

Mr. Ellerman stated the road is not up to the standard through the mobile park. They would have to do the curb and gutter through the mobile park. It would be expensive to do.

Commissioner Schofield asked if the only access to the dog park was on an unimproved road?

Commissioner Williams asked if going through the park would curb and gutter and road improvement have to be done?

Mr. Ellerman stated from the mobile home park to the end of the road. There is asphalt from 400 South but not all the way to the Salisbury project.

Commissioner Schofield stated he doesn't really like private streets because they are so narrow. He asked Mr. Shaw if the access would have to be improved from 200 and why was the road only half improved when the dog park came in.

Commissioner Williams asked about signage.

Commissioner Schofield asked why the developer has to improve the road when it is already busy with the dog park traffic.

Mr. Shaw stated some of the homes encroach in the right of way. When the dog park came in it was under the Parks Department, the road wasn't anticipated to be an access road it was looked at as a drive way. They thought access for the development would come off of 100 East.

Commissioner Schofield asked about the additional property adjacent to this project.

Mr. Shaw stated it is Salisbury development.

Commissioner Schofield asked if the property owners agree to give up property would Mr. Shaw agree to that.

Mr. Shaw stated he would prefer that.

Commissioner Shepherd stated she has issues with private streets they are too small.

Mr. Shaw stated he hasn't a preference on private or public. There would still have to be an emergency access off of 100.

Commissioner Schofield asked about the roads in the Salisbury.

Mr. Shaw stated there are mostly private streets in that project.

Commissioner Shepherd stated it appears the city is requiring the developer to improve a road that the city is using for the dog park.

Mr. Shaw stated this project is impacting traffic. For one home it would be 9.8 trips a day.

Mr. Ellerman stated about 3 mobile homes are encroaching on the property that would be affected verses a private street. It would not be good to displace property owners, so doing the private street is the best option.

Commissioner Schofield asked the developer about the street.

Riley Richardson and Paul Blackmore from Blackmore Engineering. He stated they would rather not do the private road but it is the only way it fits. He likes the access off of 100 East because it is a private drive to his subdivision but this is the most viable option. The impact is going to be small. They would put up walls for privacy.

Commissioner Papa asked if the private verses public is the width size.

Mr. Richardson stated that is correct 500 South was vacated as a road.

Mr. Blackmore stated originally 500 South was vacated so Salisbury gained property.

Commissioner Papa asked for clarification if the wall will be block.

Mr. Riley stated yes block fences would be installed.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Williams motioned to close the public hearing.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Commissioner Schofield stated he could see why the city didn't do the street because it would displace property owners.

Commissioner Papa stated that the final design should protect the property owners that are already there. The wall will help. The item before them tonight is the zone change and he appreciates the developer addressing the road issue.

Commissioner Schofield stated it is the commissioner's job is to fit the development for the area. Some times it is difficult because they have to fit the old with the new.

Commissioner Schofield asked one of the property owners come forward to address her concern.

Annette Fullmer stated she lives at 75 East 500 South, she has no concern with the development but the access would put traffic near their driveway. It is a narrow street being proposed for the access and that is why she came tonight. She was aware of the land swap.

Commissioner Schofield stated the traffic trip general manual regulations seem to be outdated but this project doesn't seem to be an issue with traffic.

Ms. Fullmer stated there is a dip in the road and a bit of a blind spot with cars coming up from the creek side.

Commissioner Papa asked about 100 East beyond the trailer park and the open area.

Mr. Shaw stated that is another property owner.

Jeff Starkey asked if they purchase the property for the road when would that access be put in and if the driveway would be too close to the property owner's driveway.

Mr. Shaw stated the garage is to the south and doesn't know for sure.

Mr. Riley stated they couldn't make work from that side.

Commissioner Shepherd motioned to recommend approval to City Council for Z-13-09 with the findings of staff.

Commissioner Smith seconded the motion.

Motion passed unanimously.

- B. Public Hearing for consideration and recommendation to City Council for a Zone Change Z-13-10 to change from PUD (Planned Unit Development) to R-3 (Multiply Family Residential) located at approximately 370 Buena Vista Blvd.
Applicant: Somerset Homes, Tim Stewart

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 16.56 acres, located approximately at 370 West Buena Vista Blvd.. The requested change is from the current zoning of Planned Unit Development (PUD) to a proposed Multiple-Family Residential (R-3) zoning designation.

The General Plan Land Use Map designation for this location is Medium-High Density Residential (MHD) which allows for density ratios of 7 to 12 dwelling units per acre. The dwelling unit ratio on this existing development is 11 dwelling units per acre. The surrounding zoning districts are PUD to the north and west, C-2 to the east and C-3 to the south.

The applicant is needing to rezone this particular area to the R-3 zoning designation to bring it into compliance with the city code. This existing project was once part of a larger development which included the single family homes to the north and west under an approved PUD.

Since the original approval back in 2007, the project went into financial difficulties and was broken up through the foreclosure process. Due to that break up of the parcels, the required open space that was approved in the gorge area to the west was given back to the original seller of the piece of property and no longer a part of the overall development. In return, the PUD no longer has (or meets) the 30% open space requirement.

The new owner of the townhome project was informed by staff that a zone change would be necessary to bring his portion of the project into compliance. Luckily, the General Plan Land Use Designation on this parcel is already set for the needed density for this application. So, in essence, this application request is at the request of staff to the property owner to bring this parcel into compliance with city code and switch it out of the PUD zoning designation for not having the necessary open space to meet the PUD standard.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-13-10, for the zone change request from Planned Unit Development (PUD) to Multiple-Family Residential (R-3), to the City Council, based on the following findings:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning will be compatible with surrounding developments.
3. That the utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Schofield asked what is the down side to the current residents.

Mr. Ellerman stated none. Zoning wouldn't affect them because taxes are based on the townhomes.

Commissioner Schofield asked if they lose any open space.

Mr. Ellerman stated no what this does is comply with zoning. The R-3 is multi family.

Commissioner Shepherd asked about the HOA with the street issue with the twin homes.

Mr. Ellerman stated they worked out the ingress egress with quitclaim deeds.

Commissioner Smith asked if there are any amenities that would not be coming in now with this change.

Mr. Ellerman stated no the amenities are already in with a pool and playground and what isn't will be put in because it is platted that way. They lost the 30% in the foreclosure of the gorge area.

Commissioner Shepherd asked about the park to the north.

Mr. Ellerman stated the other PUD project is going to have to put that in.

Commissioner Schofield opened the public hearing.

Julie Tanner stated she lives on Omni Lane and they were told there would be an extra pool and open space.

Mr. Ellerman stated what they have with their HOA they will still have. They are just changing the zoning of the ground.

Calvin Tanner asked what is the reason for the zone change and if there isn't going to be the open space they were promised.

Mr. Ellerman stated they are just losing the gorge open space that was lost in the foreclosure because that property went back to the property owner that is why they are doing the zone change because there is no longer the 30% open space that was originally required for the PUD zone. The only open space missing is the gorge. The twin homes meet the PUD open space.

Commissioner Schofield stated the open space no longer meets the 30% as it is now.

Brandee Walker stated the open space is still there but the wash is no longer a part of the open space. What Drew is doing is clean up on paper not land. The wash will always be there because it cannot be developed. It is in a flood plain. In the foreclosure the wash went back to the owner it just can't be included on paper platting.

Attorney Starkey clarified that the open space is the wash and it will not be developed anyway so basically nothing changes. There was a credit given for the gorge in the original zone change.

Mr. Ellerman showed the plat for the original plat and it hasn't changed. The common area is the park and it is already there. The pool is already in. The amenities are already there. Open space is there and will not go away but cannot be used as open space credit for the PUD zoning for Millcreek Townhomes Subdivision. There will be a trail planned for the gorge area.

Commissioner Shepherd motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Commissioner Smith motioned to recommend approval to City Council with the findings of staff.

Commissioner Williams seconded the motion.

Motion passed unanimously.

7. PRELIMINARY PLAT

- A. Public Hearing for consideration and recommendation to City Council for a Preliminary Plat for Village 2 at Stucki Farms located at approximately 4800 South Washington Fields Road. Applicant: Karl Larson**

Background

Drew Ellerman stated the applicant is requesting approval of a preliminary plat for the Village 2 at Stucki Farms subdivision, located at approximately 4800 South Washington Fields Road. The applicant is wishing to develop 65 lots on an area covering 18.9 acres. The location of this particular project is zoned Planned Community Development (PCD).

The proposed subdivision conforms to the approved PCD. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Village 2 at Stucki Farms subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the PCD Zoning approval and the Subdivision Ordinance as conditioned.

Conditions

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. The access point onto Stucki Farms Parkway will have to be right turn in and right turn out only. A raised median will be required to be installed on the Parkway road, due to the road size of 106 feet (plus). The developer has stated in an earlier approval of the subdivision to the north (WestLands at Stucki Farms) that an application would be coming forth requesting that Stucki Farms Parkway be changed to a smaller classified street size. No application has come forth, and until that change has been approved this condition will be required. When, and if that new classification is approved, then at that time, this condition be eliminated and no longer needed.

Commissioner Schofield asked if there is a final plat on Westland project?

Brandee Walker stated it is in Construction drawing stage.

Commissioner Shepherd asked if condition 11 needs to be there now in regards to the road.

Mr. Ellerman stated it would.

Commissioner Shepherd asked if there would be an 80 feet with meandering.

Mr. Ellerman stated he wasn't sure.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Smith motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Commissioner Shepherd motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Williams seconded the motion.

Motion passed unanimously.

- B. Public Hearing for consideration and recommendation to City Council for a Preliminary Plat for Sugar Plum in The Fields located at approximately 1100 East 3650 South. Applicant: Walt Plumb

Background

The applicant is requesting approval of a preliminary plat for the Sugar Plum in The Fields subdivision, located at approximately 1100 East 3650 South. The applicant is wishing to develop 174 lots on an area covering 56.09 acres. The location of this particular project is zoned Single-Family Residential - 8,000 square foot min. (R-1-8).

The request meets the zoning regulation requirements and the other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Sugar Plum in The Fields subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning Regulations and the Subdivision Ordinance as conditioned.

Conditions

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

Commissioner Papa asked if the residents would know of the flight path of the airport.

Mr. Ellerman stated there is a note on the plat to inform people of the airport.

Attorney Starkey stated there is a note on the plat and the title report will also state there is an airport in the area. When the airport was coming in our city was the only one that didn't want it there.

Commissioner Schofield stated there is a substation going in Green Springs and he would like each developer to place a sign to notify the residents of things like substations, churches and schools. Realtors don't usually bring that information out.

Attorney Starkey stated there are areas that have things come in as it grows, and we don't have all the information about it at the time it comes in.

Commissioner Smith asked Mr. Ellerman about the drainage and the easements were extended for the debris basin.

Mike Shaw showed the easement on the plat.

Brandee Walker stated there is a recorded document for that easement.

Commissioner Smith asked if 3650 to Washington Fields Road would have to be improved.

Mr. Shaw stated yes there would be some improvement that will have to be some done. The developer would have to put in a 50-foot improved road.

Commissioner Schofield opened the public hearing.

Sherrie Reeder stated she has some concerns with the traffic and when Washington Fields Road and Camino Real connect what happens to Majestic View Drive? She would like to have larger lots and what is the plan for the road because there is a lot of traffic on Washington Fields Road.

Commissioner Smith motioned to close the public hearing.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Commissioner Schofield stated he agrees with the density that Ms. Reeder has spoken of. Eventually the farm will be surrounded by homes. We need to look at the density in the fields.

Commissioner Schofield asked Commissioner Williams what the current real estate market is going for in the area.

Commissioner Williams stated homes appear to be in the \$250,000 home range with a market for backyards, garden area and pools.

Brandee Walker showed the exhibit of the General Plan and showed the commercial in the fields near the Andrus property. This project is a feathering zone up to Galilee. The narrow road is from 3090 to 3650.

Attorney Jeff Starkey asked how many acres is Staheli Farms?

Ms. Walker stated she is not sure. She said she lives in the fields and she thinks of green but this isn't green. There is a debris basin and cannot be developed. The homes are backing Camino Real.

Attorney Starkey asked if access would be off of Camino Real.

Ms. Walker stated no.

Commissioner Schofield stated in his personal opinion things will slow down. He felt he would like to have the minimum lots as possible and it is their job as commissioners to anticipate the growth of the city. With growth there are traffic issues.

Commissioner Papa asked what is the projects anticipated time frame for this to development to be built.

Ms. Walker stated Treasure Valley took 7 years, also people in the Fields want commercial.

Commissioner Papa stated there needs to be commercial.

Commissioner Schofield stated there is already interest in commercial.

Attorney Starkey stated commercial is brought in by rooftops.

Commissioner Smith stated he is concerned with 3650, there needs to be improvements to the road.

Mr. Walker stated 3650 isn't all there is to consider. There is also the Southern Parkway and the connection to Camino Real and Washington Fields Road. There shouldn't be a condition across Dixie Andrus's property for access.

Commissioner Schofield asked Mr. Shaw if 3650 would have to be widened and when.

Mr. Shaw stated they would have to put in the sewer line and they would require a traffic study during the construction drawing stage.

Commissioner Shepherd asked at whose expense would it be to improve the road.

Mr. Shaw stated not at the city expense because the city doesn't don't have 20,000,000.00 dollars to do the road. There are impact fees paid with a project when it comes in. On Camino they will have to put in a half a road plus one lane. There are a lot of issues that are taken care of at the construction drawing stage. Also Mall Drive and 3000 are under bid and have potential starting dates.

Commissioner Schofield stated there have been a lot of approved lots lately and there will need to be some road improvements.

Mr. Ellerman stated there are road being considered now with Mall Drive and Little Valley and people will take the route of least resistance.

Commissioner Smith motioned to recommend approval to city council with the finding and conditions of staff.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

8. DISCUSSION ITEMS

A. Discussion of Vacation Rentals proposed ordinances.

Drew Ellerman stated he is presenting two option but the Commissioners could elect to have both the overlay zone and the conditional use permit. He reviewed the proposed ordinance and asked the Commissioners to review and send their ideas to him by September 24th.

Commissioner Schofield stated he doesn't want the overlay zone. He would prefer the Conditional Use Permit. With either of the overlay zone or conditional use permit the city wouldn't have the problem we have now with the vacation rental that is in court now.

Mr. Ellerman stated with the overlay zone it would be an area such as a subdivision. Commissioner Smith had a developer that wanted to do this as a subdivision.

Attorney Jeff Starkey stated that is how St George does this with a certain criteria; which have to be met. He would rather have strict criteria and not emotion.

Mr. Ellerman stated with having the option of both the city is covered. This would avoid the arbitrary and capricious.


Commissioner Smith motioned to adjourn the Planning Commissioner meeting.

Commissioner Williams seconded the motion.

Motion passed unanimously.

Meeting adjourned: 8:17 PM

Washington City

Signed by: 

Rick Schofield, Chairman

Attested to: 

Kathy Spring, Zoning Technician